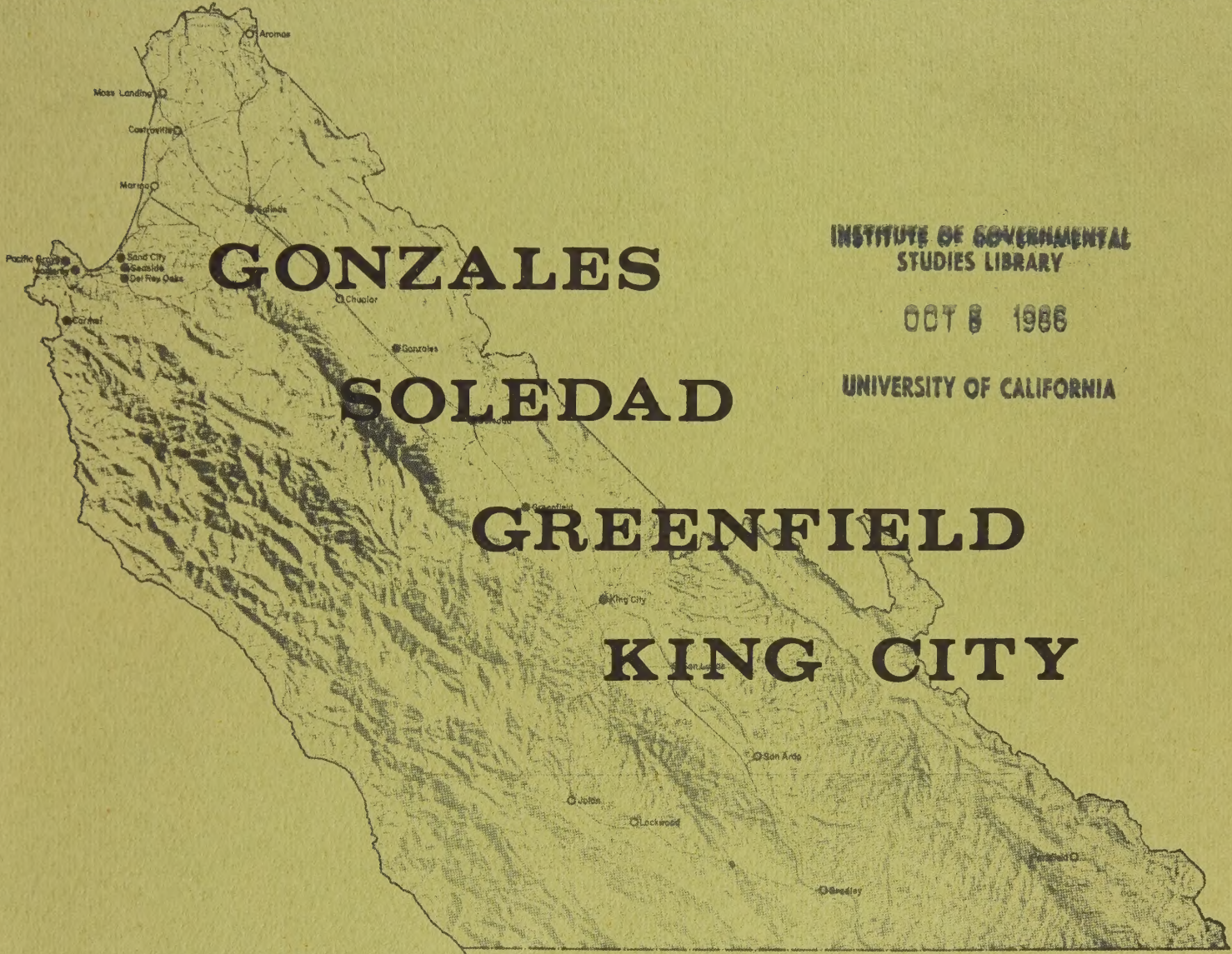


✓ 10/9/86
✓ 11/11/86

THE CONSERVATION ELEMENT of the GENERAL PLAN



GONZALES

SOLEDAD

GREENFIELD


KING CITY

C A L I F O R N I A

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HAHN, WISE and
ASSOCIATES, INC.
Planning Consultants
San Carlos, California

THE CONSERVATION ELEMENT
OF THE
GENERAL PLAN
FOR
THE CITIES OF
GONZALES
SOLEDAD
GREENFIELD
KING CITY

Adopted by
Gonzales
Soledad
Greenfield
King City

June, 1973

HAHN, WISE & ASSOCIATES INC.
PLANNING CONSULTANTS



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PREFACE

The Conservation Element presented herein includes the data developed in the Open Space Plan of Monterey County and the four cities.

The sections deal with basic data, objectives, the Conservation Plan and Implementation.

The Plan maps include the Planning Areas of Gonzales, Soledad, Greenfield and King City which were developed after a review of basic data, existing conditions and principles and objectives.

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I. OBJECTIVES

As indicated in the Open Space Element of the General Plan, for the four cities, water supply is one of the greatest resources of the area. The flow of the Salinas River at Bradley plus the runoff of the various tributaries below Bradley plus San Lorenzo Creek represents the total runoff to the valley floor. It is imperative that these sources of water be protected by the cities, as well as the county.

The first objective of the Conservation Element is:

To preserve and protect the source as well as the various rivers, streams and tributaries supplying the total water to the Salinas Valley area.

The natural vegetation in the Planning Area of the four cities is enhanced by climate and location of topographic features. Grass is a prevailing ground cover in the low lands of the area. Scattered oaks give some portions the appearance of a park. It is important that this natural vegetation be preserved in as far as it is feasible to prevent the loss of soil in the hillside areas, as well as to preserve the rural atmosphere.

The objective of this portion is:

To preserve and maintain the natural vegetation as a means of providing natural habitat; maintain the rural atmosphere of the Planning Area and to protect the slopes from erosion of soils on the hillsides.

Approximately 25% of the fair and good soil as rated by the Soil Conservation Service occurs in the Salinas River Valley. The high quality of the soil results from runoff from the Santa Lucia and the Gabilan Ranges. The deep soils of the Alluvial Valley and particularly those drained by the Salinas, San Benito, Pajaro, Santa Maria, Santa Ines and Cuyama Rivers, vary in texture from light sands to heavy clays.

The prime objective of the four cities is:

To conserve, preserve and maintain the prime soils in and around the Planning Area and to preserve them for the major natural resource of the county which is agriculture.

Riparian habitat, and wetland habitat have been greatly reduced in the past and are now in short supply. Most of the natural habitat for fish and game is in the foothills and the mountains to the west and east of the Planning Area. Habitat is the key to abundance and well being of all fish and wildlife species compatible with urban living.

While agriculture is the primary resource of the Planning Area of the four cities. There are other natural resources, such as oil deposits, gravel, and limestone deposits. Harvesting of many of these is and will be detrimental to the scenic beauty of the area and must be accomplished with great care.

The objective of this section is:

To preserve and protect the prime and productive agricultural land of the Central Salinas Valley area and to protect the natural resources of the Planning Areas and at the same time protect the scenic natural resources of the Planning Areas.

The Conservation Element of the General Plan is a compilation of the foregoing objectives reflecting existing conditions and the objective of the four cities to conserve and protect the water, forest, soils, rivers and streams, fisheries, wildlife and the natural resources of the area.

Implementation of the Plan will depend entirely on coordination between the four cities and the County of Monterey. Presently the county is using several methods of implementation with excellent results. These include:

Zoning - Open Space Zoning, including Open Space Districts, Special Treatment Districts, Scenic Conservation Districts and Design Control Districts. The county also has a provision for flood plain zoning.

The ordinances of the cities will include provisions for Scenic Highway Districts.

Subdivision Ordinances--The count has provisions for protecting scenic areas and may requaire clustering of home development to protect open areas, steep slopes and valuable vegetation. The cities are strengthening their ordinance with the same objective.

II. CONSERVATION CONSIDERATIONS, FOUR CITY AREA

As in the Open Space Plan, methods of conservation were researched and analyzed as a basic foundation upon which the Conservation Plan is designed. Items of major significance are included in the section of the Conservation Element of the General Plan for the planning areas of the four cities involved.

A. Location

The four cities are located in the Salinas Valley south of the City of Salinas. They are spaced between 9 and 12 miles apart. The most northerly City of Gonzales is located 17 miles southerly of Salinas, Soledad is 9 miles southerly of Gonzales, Greenfield is 9 miles southerly of Soledad and King City is 12 miles southerly of Greenfield. All four cities are surrounded by prime agricultural land. The Planning Area contains approximately 190,000 acres. The corporate cities encompass approximately 2,500 acres within their boundaries.

B. Climate

The climate of the Planning Area exceeds 90° in the Central Salinas Valley in the summer months. Frost may occur in the valley.

Precipitation ranges from 10 to 12 inches in the Central Salinas Valley. Measurable precipitation averages 51 days between November and April, and the average length of the growing season in the Salinas Valley is 240 days.

C. Geologic Regions

The Salinas Valley is the largest intermountain valley in the coastal ranges. Near the Monterey-San Luis Obispo County line the valley widens out sufficiently to permit the valley floor to be farmed. The agricultural lands produced run continuously from slightly south of San Ardo to Moss Landing on the north, where the Salinas River empties into the sea. The Valley ranges from the width of three miles at San Ardo, and increases to 15 miles at the mouth of the river.

The Salinas River is the largest submerged river in America. It bisects the County, running northerly from San Luis Obispo County through Monterey County into Monterey Bay. The principal tributaries are the Arroyo Seco, Nacimiento, and San Antonio Rivers from the Santa Lucia Range and San Lorenzo Creek which flows west from the Bailan Range through King City.

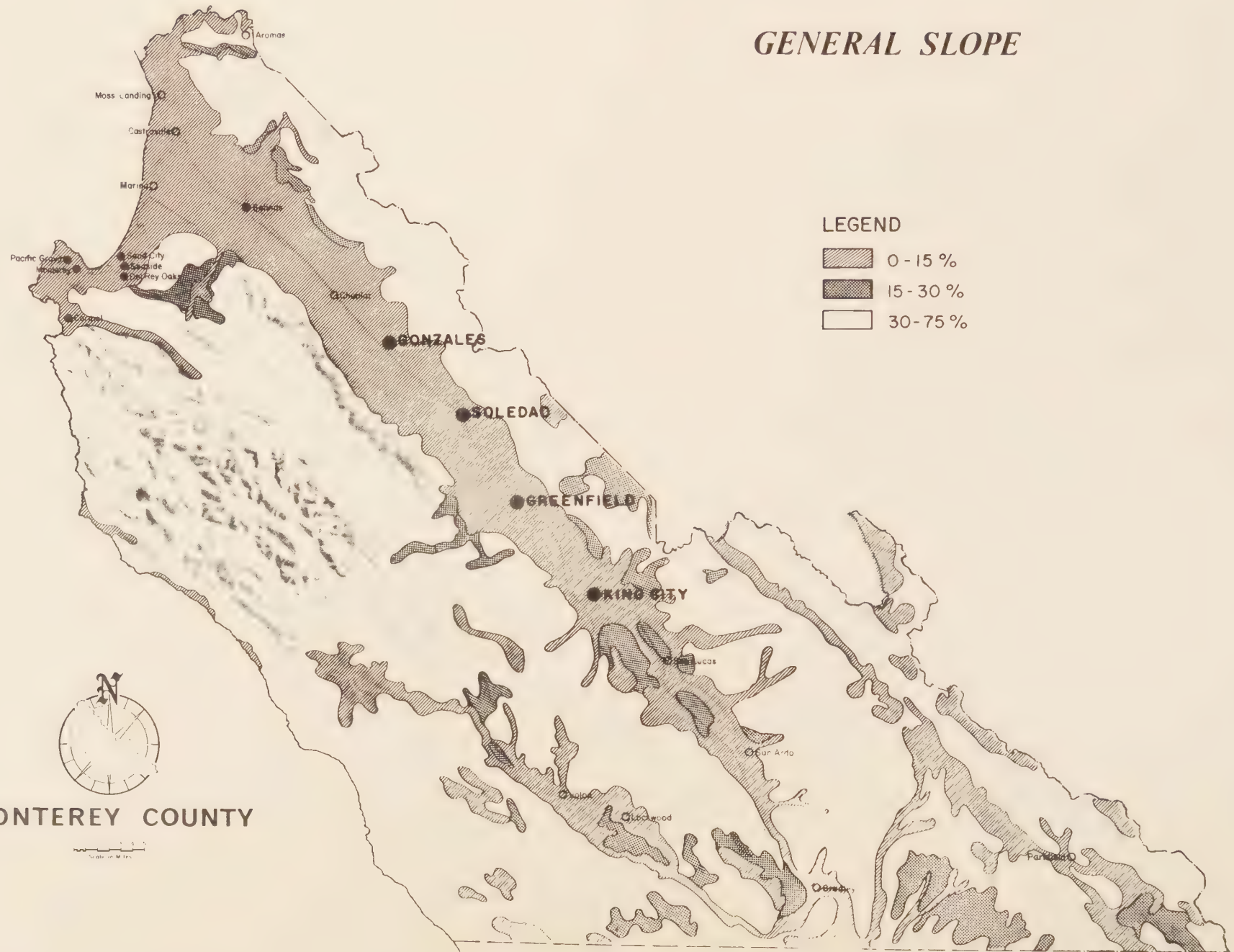
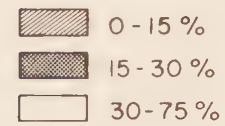
D. Soil Types

Approximately 25 percent of the fair or good soil as rated by the Soil Conservation Service occurs in the Salinas Valley. The high quality soil in the valley results from the runoff from Santa Lucia and the Bailan Ranges.

The deep soils of the alluvial valley and particularly those drained by the Salinas, San Benito, Pajaro, Santa Maria, Santa Inez, and Cuyama vary in texture from light sands to heavy clays. In some localities they are at the mercy of the high water tables or of the overflow from winter rains. The major groups and the map units within each group are described in graphic form on the map following page 6.

GENERAL SLOPE

LEGEND



GENERAL SOIL TYPES

LEGEND

SOIL CLASS I, II, III



CLASS I. Soils that have few or no limitations or hazards. They may be used for cultivation, pasture, range, woodland, wildlife or urban uses.

CLASS II. Soils that have few limitations or hazards. Suited for cultivation, pasture, range, woodland, wildlife or urban uses.

CLASS III. Soils that have more limitations than CLASS II. Suited for cultivation, pasture, range, woodland, wildlife or urban uses.

SOIL CLASS IV & VI



CLASS IV. Soils that have greater limitation than CLASS III. With conservation measures can be cultivated, otherwise suited for pasture, range, woodland, wildlife and controlled urban uses.

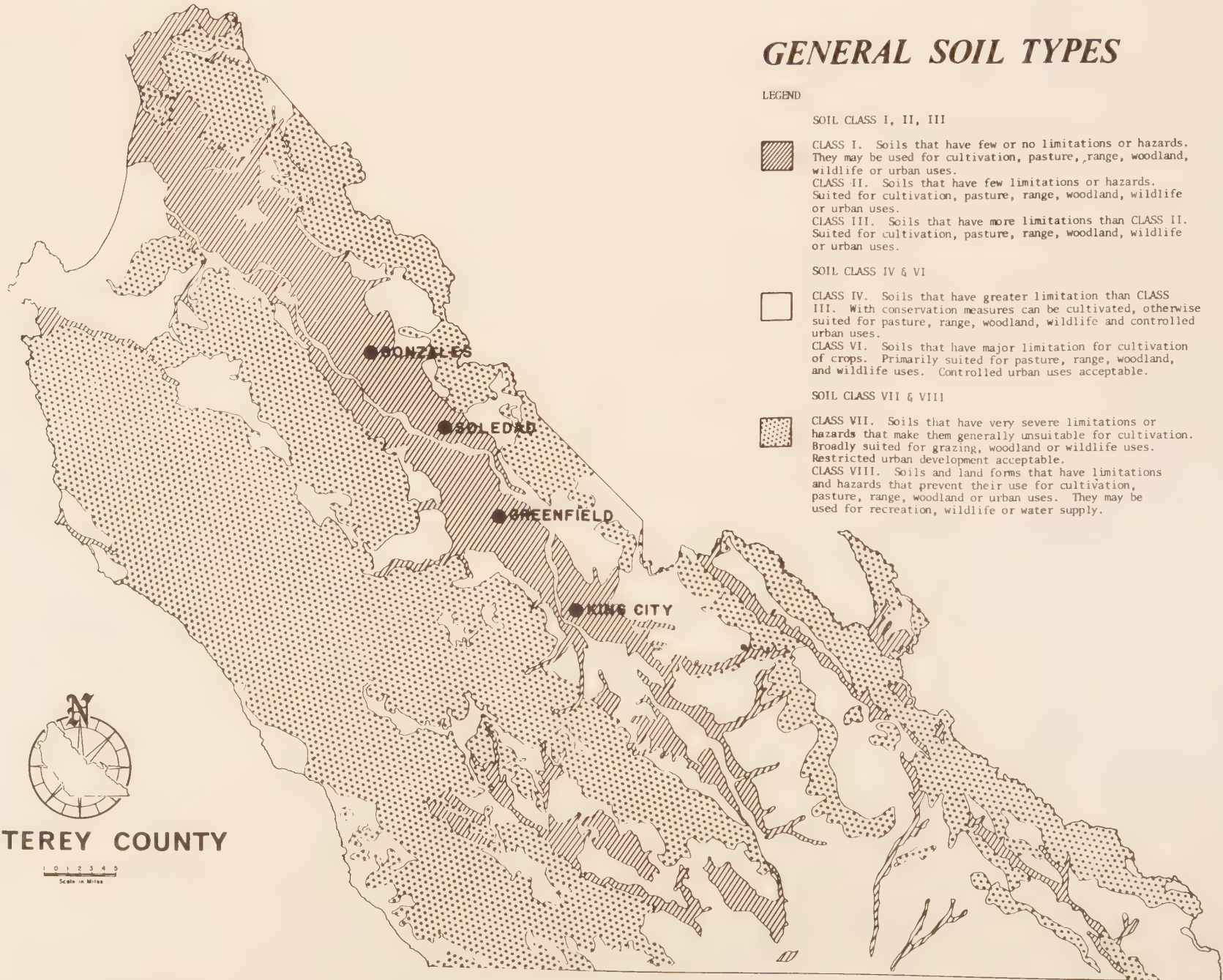
CLASS VI. Soils that have major limitation for cultivation of crops. Primarily suited for pasture, range, woodland, and wildlife uses. Controlled urban uses acceptable.

SOIL CLASS VII & VIII



CLASS VII. Soils that have very severe limitations or hazards that make them generally unsuitable for cultivation. Broadly suited for grazing, woodland or wildlife uses. Restricted urban development acceptable.

CLASS VIII. Soils and land forms that have limitations and hazards that prevent their use for cultivation, pasture, range, woodland or urban uses. They may be used for recreation, wildlife or water supply.



MONTEREY COUNTY

1 0 1 2 3 4 5
Scale in Miles

E. Natural Vegetation

The natural vegetation in the planning area of the four cities is influenced by climate and location of topographic features. The map following divides the planning area and the County into four general classifications.

Grass is the prevailing ground cover in the lowlands of the area. Scattered oaks give some portions the appearance of a park. The major areas of grassland are to be found in the southeastern portion of the area. The Soil Conservation Service vegetation classifications were used for the presentation shown on the page following.

F. Natural Resources





Primary natural resources within the planning area are petroleum and agricultural soils. Petroleum and natural gas mined within the study area at fields near San Ardo and King City.

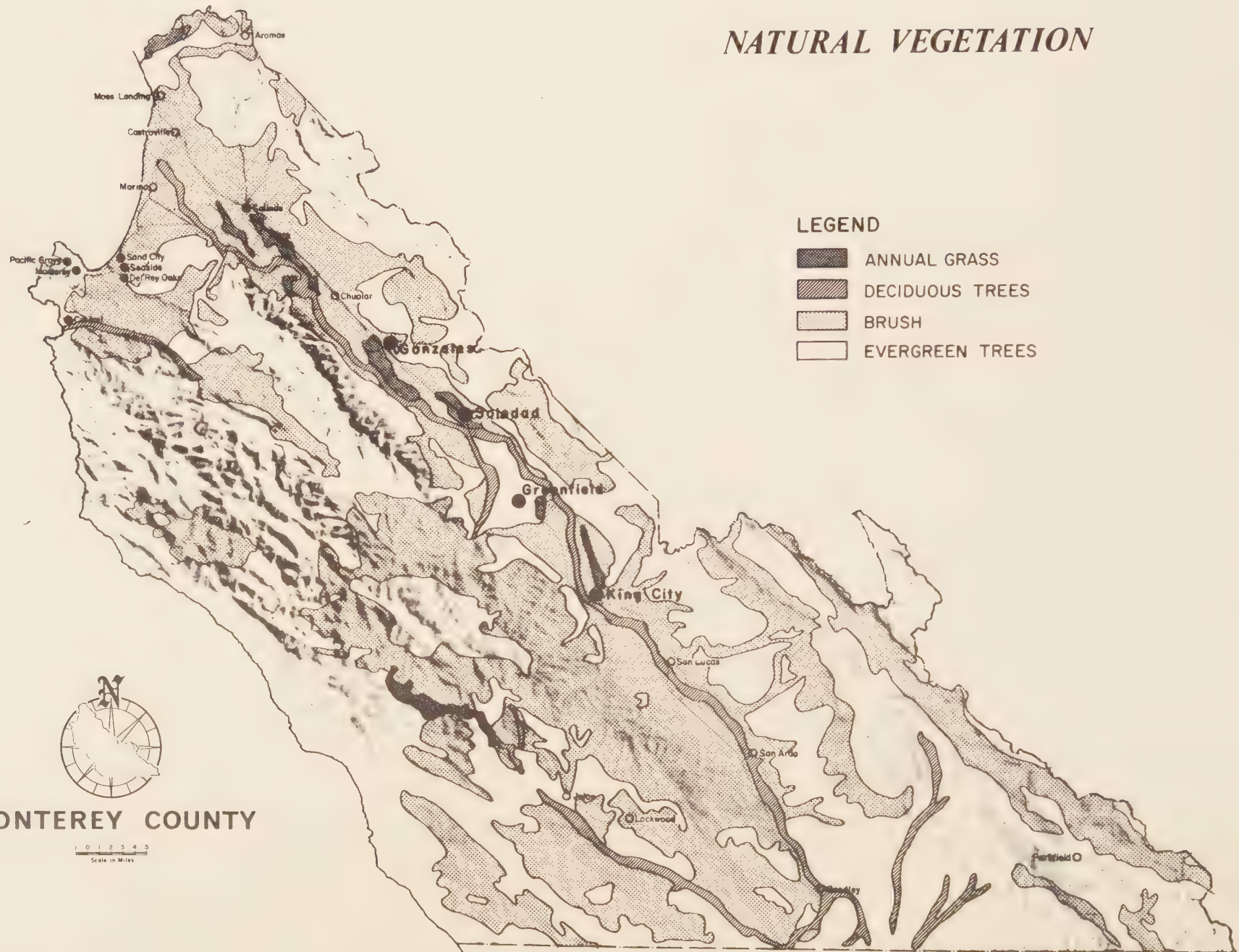
The rich agricultural soils of the Salinas Valley yield a most valuable natural resource not only of the planning area but of the entire County. The valley soils and climate are suited for a great variety of year around crops. The list of agricultural commodities is long and in 1971 figures indicate \$258,500,000 in agricultural income.

The natural landforms and unique features of Monterey County both to the west and east of the valley are of great value as a natural resource. The rugged mountains provide enjoyment and recreation to millions of persons annually. Conservation of this natural resource is of major benefit to every citizen of the County. Following is a map indicating the natural resources of the County.

NATURAL VEGETATION

LEGEND

-  ANNUAL GRASS
-  DECIDUOUS TREES
-  BRUSH
-  EVERGREEN TREES



NATURAL RESOURCES

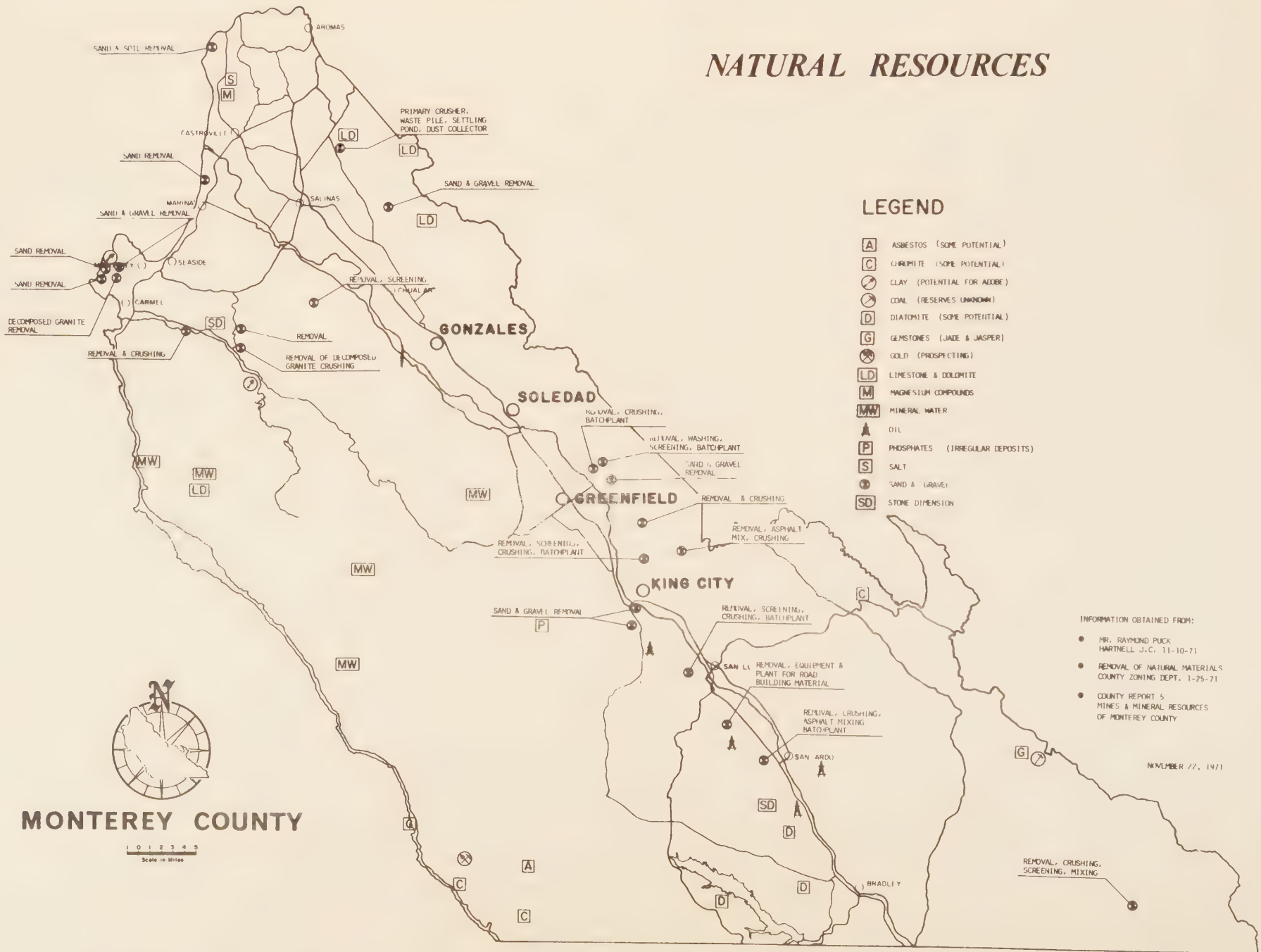
LEGEND

- [A] ASBESTOS (SOME POTENTIAL)
- [C] CHERMITE (SOME POTENTIAL)
- [CL] CLAY (POTENTIAL FOR ADORBE)
- [CO] COAL (RESERVES UNKNOWN)
- [D] DIATOMITE (SOME POTENTIAL)
- [G] GEMSTONES (JADE & JASPER)
- [GOLD] GOLD (PROSPECTING)
- [LD] LIMESTONE & DOLOMITE
- [M] MAGNESIUM COMPOUNDS
- [MW] MINERAL WATER
- [OIL] OIL
- [P] PHOSPHATES (IRREGULAR DEPOSITS)
- [S] SALT
- [SG] SAND & GRAVEL
- [SD] STONE DIMENSION

INFORMATION OBTAINED FROM:

- MR. RAYMOND PUCK
HARTNELL J.C. 11-10-71
- REMOVAL OF NATURAL MATERIALS
COUNTY ZONING DEPT. 1-25-71
- COUNTY REPORT 5
MINES & MINERAL RESOURCES
OF MONTEREY COUNTY

NOVEMBER 22, 1971



MONTEREY COUNTY

Scale in Miles
0 1 2 3 4 5

G. Flood Control

The major flood control and water conservation effort from Monterey County is the complex formed by the Nacimiento and San Antonio Reservoirs located near the Monterey-San Luis Obispo County line. These two tributaries of the Salinas River, through the construction of the flood control and water conservation dams, have provided water storage and irrigation potential of immense proportions for the Salinas Valley and surrounding areas. The combined maximum storage is in excess of 700,000 feet.

H. Water Supply

The flow of the Salinas River at Bradley plus the runoff of the various tributaries below Bradley and the San Lorenzo Creek represent the total runoff to the valley floor. There is a total runoff into the area usually described by the general term Salinas Valley of 512,000 acre feet per year. Of this total inflow the estimated mean annual absorption is 162,400 feet above Spreckles leaving a presently unused supply of 349,600 feet. This is the part of the total runoff of the Salinas River which is available for additional use. The Nacimiento Reservoir and the San Antonio Reservoir both utilize a part of this supply and remainder will be available for future additional projects.

Much of the valley area has groundwater of high waulity. There has been some tendency toward an increase in total solubles in some part of the valley. In the valley this increase is considered to represent the effect of downward percolation of pumping draft with its leaching of the overlying soils. In

all areas where such percolation occurs, down valley movement of groundwater should eventually remove the added solubles and restore the original quality. The map following indicates the hydrologic features of the county.

I. Fish, Wildlife and Natural Habitat





Most of the natural habitat for fish and game is in the foothills and mountains to the west and east of the planning area. Habitat is the key to abundance and well being of all fish and wildlife species. Without proper habitat they could not exist naturally. Retention of habitat, therefore, is basic when planning for fish and wildlife.

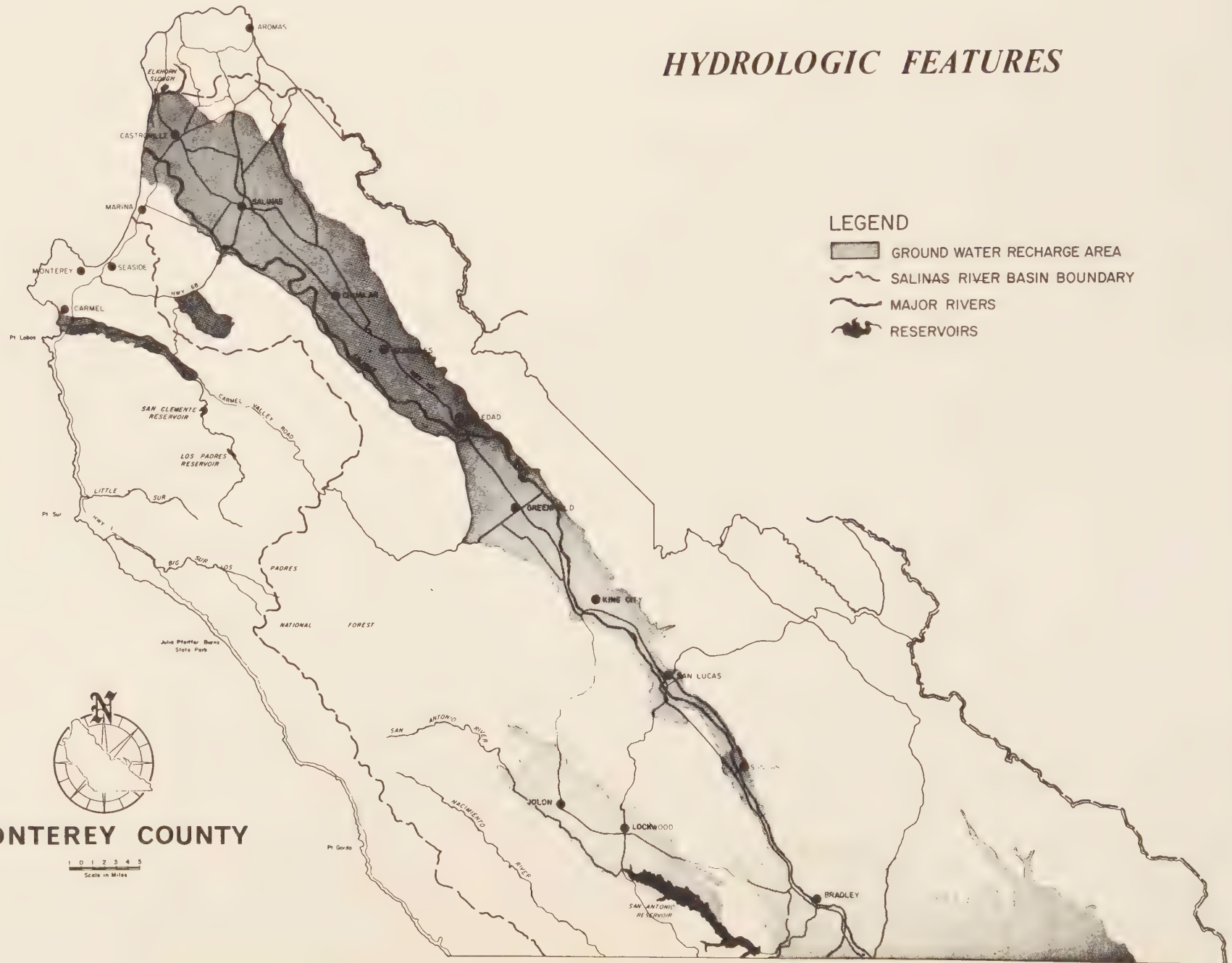
Development and reclamation projects have a pronounced effect on fish and wildlife. The effects range from entirely detrimental to enhancement. In planning any alteration to the present environment, consideration should be given to the effects on fish and wildlife. Even though most of this habitat is not in the planning area it is vital to the valley area.

Riparian habitat, and wetland habitat have been greatly reduced in the past and are now in short supply. Any alteration, except for fish and wildlife enhancement should not be supported by the cities in the planning area. Environment which includes a variety of wildlife even though not directly in the planning area still makes a more enjoyable place for people to live.

HYDROLOGIC FEATURES

LEGEND

-  GROUND WATER RECHARGE AREA
-  SALINAS RIVER BASIN BOUNDARY
-  MAJOR RIVERS
-  RESERVOIRS



Present land uses which result in siltation and pollution of inland water should be carefully monitored and if necessary, corrected, to assure a clean and productive habitat.

J. Agricultural Lands

Agriculture is the main economic activity of the central Salinas Valley and the central coastal area. Land in the large valleys between the coastal range and on the coastal plain have been extensively irrigated whenever groundwater supplies permit. The irrigated area has increased to approximately 180,000 acres.

The valley's vegetable industry is the most important local industry and the biggest source of local income. Some 310,000 acres are under cultivation, most of them intensively. Truck crops thrive particularly well in the mild climate and rich soil. Approximately 35 percent of the irrigated land is capable of producing two crops a year. Irrigation water comes from natural underground reservoirs tapped by wells.

The planning area of the four cities is in the heart of the rich Salinas Valley. Basically all of the area surrounding the four cities is devoted to agriculture. Some of the most important features to note about Monterey County's agricultural industry are listed below:

1. Monterey County, with a \$258.5 million gross farm income is the sixth ranked agricultural county in California, it ranks eleventh in the United States.

2. Vegetable crops are Salinas Valley's number one agricultural commodity in dollar value, and the County ranks first in California in the production of vegetables.

3. Lettuce is the valley's number one crop in dollar value and acreage.

4. Salinas Valley produces 46 commercial crops and farm commodities.

5. In 1971 the size of the average Salinas Valley farm was estimated at 1,013 acres. Average investment in land and buildings per farm was estimated at \$385,166, over 5 times the national average of \$70,700.

6. The irrigated land accounts for over 93 percent of the artichokes, 48 percent of the cauliflower, 32 percent of the celery, 45 percent of the garlic, 42 percent of the lettuce, 80 percent of the chile peppers, 54 percent of the spinach, and 25 percent of the strawberries produced in California. The map following indicates the agriculture preserves and agricultural zoning.

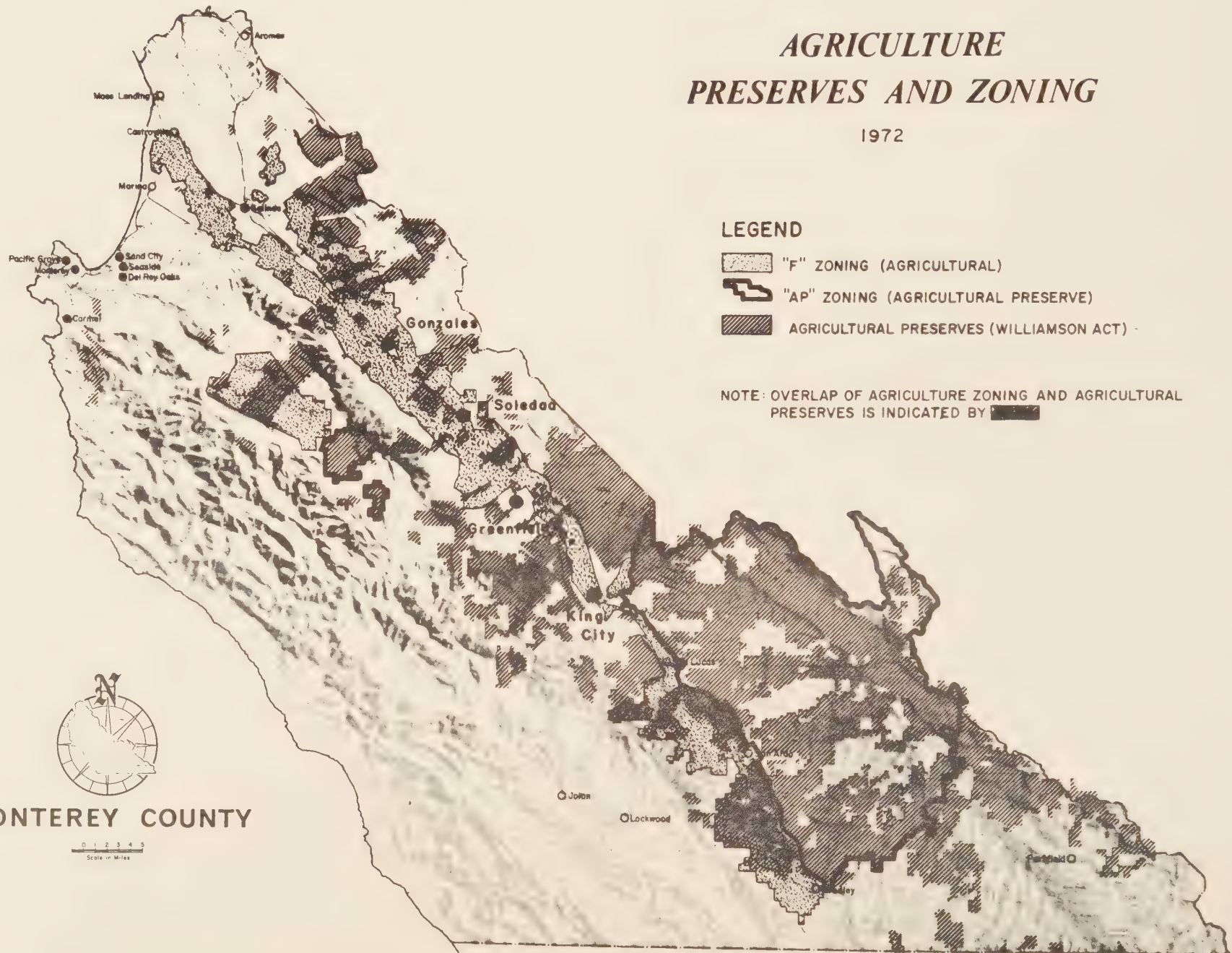
AGRICULTURE PRESERVES AND ZONING

1972

LEGEND

-  "F" ZONING (AGRICULTURAL)
-  "AP" ZONING (AGRICULTURAL PRESERVE)
-  AGRICULTURAL PRESERVES (WILLIAMSON ACT)

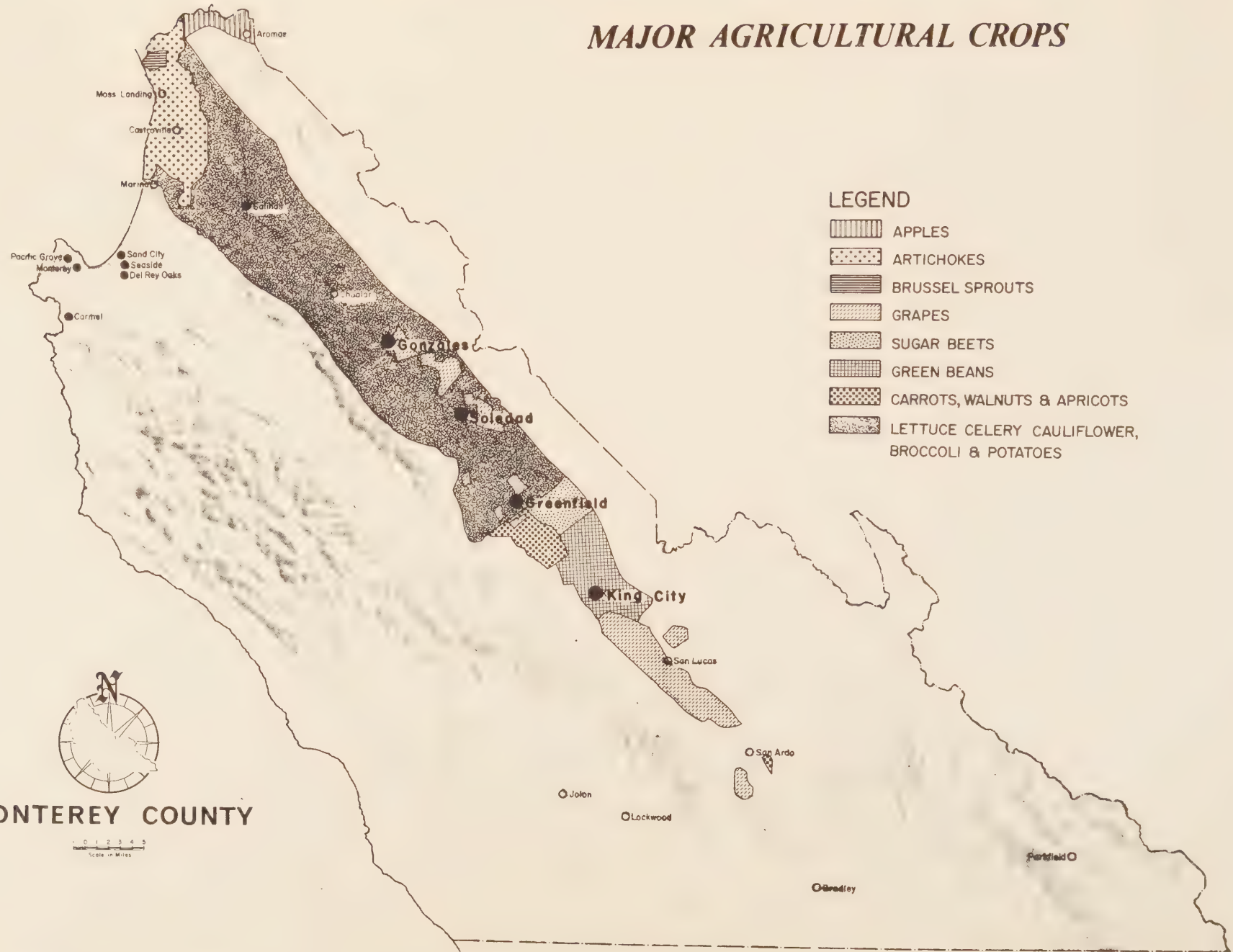
NOTE: OVERLAP OF AGRICULTURE ZONING AND AGRICULTURAL PRESERVES IS INDICATED BY 



MONTEREY COUNTY

0 1 2 3 4 5
Scale in Miles

MAJOR AGRICULTURAL CROPS



III. THE CONSERVATION PLAN - FOUR CITIES PLANNING AREA

Following are recommendations for the various facets which link together to form the Conservation Plan:

A. Watershed and Water Recharge Lands

The Salinas Valley provides the primary flatland within Monterey County. The valley is composed of deep, porous, alluvial soils which have excellent recharge capabilities. Through the center of the valley runs the Salinas River. The river appears to contain only a modest volume of usable water, but in reality it is the largest submerged river in the country. Each year 578,300 acre feet of water passes through the planning area down the Salinas River. The quantity of water available is no immediate problem in the area.

Care must be taken to preserve the presence of usable water at a quality which is safe for human consumption and free from long range pollutants. Every effort must be made to keep agricultural irrigation runoffs, and industrial as well as human wastes from lowering the water quality below permissible standards.

Objective:

To preserve the quality of the existing water supply in the valley and adequately plan along with the County for expansion and retention of valuable water supply for future recommendations.

Recommendations:

1. Provide for the safety and welfare of the residents of the area by continued expansion of flood control efforts on a regional scale.

2. Continue to assure the high quality of water and take every precaution to eliminate the danger of any pollution to the Salinas River and its recharge areas through agricultural, human and industrial wastes.

3. Encourage the County to continue a program of research into the future water demands of the County to establish the need for any future facilities.

4. Encourage the County to plan for future expansion of water storage reservoirs.

B. Natural Vegetation and Forests

Grass is the prevailing ground cover in the lowlands of the area. Scattered oaks give some portion of the area the appearance of a park. Chaparral is found on the hills. The major areas of grassland are found in the southeastern portion of the area.

Objective:

To protect the vegetative cover and tree areas which are not absolutely necessary for the expansion of the Cities of Gonzales, Soledad, Greenfield and King City.

Recommendations:

Continue to promote a program, along with the County, of protection of the vegetative cover and the forest lands to ensure adequate animal habitat for all times.

C. Soil Types in the Salinas Valley

A high percentage of the fair or good soil as rated by the Soil Conservation Service occurs in the Salinas River Valley. The high quality soil in the valley results from the runoff from the Santa Lucia and Gabilan Ranges.

The deep soils of the alluvial valley and particularly those drained by the Salinas, San Benito, Pajaro, Santa Maria, Santa Ines, and Cuyama Rivers, vary in texture from light sands to heavy clays.

Objective:

Protect the prime soils in the Salinas Valley and discourage expansion of development into the prime agricultural lands except where absolutely necessary for the expansion of the four cities.

Recommendations:

Continue to promote and support a program encouraging agricultural preserve contracts and exclusive agricultural zoning for prime soil areas.

D. Natural Resource Lands.

The primary natural resource in the planning area is agriculture. The agriculture should be protected as a basic land use of the area.

Objective:

Protect the prime agricultural crop lands which are not absolutely necessary for the expansion of the four cities.

Recommendations:

Continue to promote a program along with the county of agricultural land preservation to ensure the preservation of the prime agricultural lands.

E. Minerals and Other Natural Resources

Primary natural resources other than agriculture within the planning area are petroleum products. Petroleum and natural gas are mined within the study area in fields near San Ardo and King City.

Objective:

Protect the mineral resource areas in the planning area and discourage residential development in those areas which are not absolutely necessary for the expansion of the urban population.

Recommendations:

Promote a program along with the County to assure adequate oil and gas reserves for future populations. In development of these resources protect wildlife habitat and the environment.

F. Wildlife Habitat

Monterey County has numerous wildlife species, some of which are still abundant. Federal, State and County owned and managed recreation and open space lands assure the continued natural habitat that most species need. Control of access through a prohibition of vehicles in the mountainous and wilderness areas, preservation of the grasslands and chaparral covered hillsides, and growth along the stream preserves the natural environment necessary for wildlife to exist.

Objective:

To preserve and maintain wildlife habitat, both dry land and wetland areas, as a means of providing the natural habitat for all species of wildlife.

Recommendations:

1. To maintain dry land and wetland areas as habitat for all species of fish and wildlife for the intrinsic and ecological values.

2. To provide for diversified recreational use of wildlife and fish.

3. Provide for scientific and educational use of fish and wildlife.

4. In planning any alteration to the present environment careful consideration should be given to the effects on fish and wildlife.

5. Present land uses which result in siltation and pollution of inland water should be carefully monitored.

Recommendations:

Preserve and conserve outstanding wildlife habitats and sights that have unusual high value for fish and wildlife and carefully consider the value of these areas before any development altering this environment is allowed.

Encourage development and enhancement of wildlife habitat through careful use of methods, such as controlled burning, planning, water development, judicious livestock grazing, mechanical land manipulation and creation of ponds and water courses.

G. Other Natural Resources

Other natural resources are the recreational land, the scenic beauty of the County and the open space areas which have been preserved for posterity. The County has been fortunate in its many natural attributes, including sandy beaches, rugged mountains and many rivers and streams. The County is fortunate too that over 400,000 acres of these lands are owned and controlled by the various Government agencies and are open to the public for a vast variety of recreational purposes. The State of

California has over 18,000 acres for public use and enjoyment. The County of Monterey now has over 30,000 acres of recreation area, including the 9,000 acres in San Antonio and Nacimiento Lakes.

Objective:

To reserve land for recreational facilities, encourage private recreational development and other uses in categories characteristic and beneficial to the residents of the County.

Recommendations:

1. Provide for orderly acquisition of development and control of a comprehensive recreation system to the County, as well as the planning area.
2. Recreational resources should be protected for the future as these resources are largely irreplaceable natural assets.
3. Plan carefully to retain the natural beauty of Monterey County. All proposed recreation facilities will be carefully implemented to allow maximum use without damage to the environment. Conservation of these resources will be the watchwork of the planning area.

H. Flood Control

Three man-made reservoirs within Monterey County and one in San Luis Obispo County (administered by Monterey County Enterprises or constructed as flood control and water conservation efforts). Four are as follows:

1. San Antonio Reservoir.
2. Nacimiento Reservoir (in San Luis Obispo County).
3. Los Padres Reservoir.
4. San Clemente Reservoir.

These four primary water sources serve as water recharge supplies and also provide valuable irrigation water for the Salinas Valley. Future sites have been located by the Monterey County Flood Control and Water Conservation District for the expansion of water supply and flood control.

Objectives:

To preserve the quality of the existing water supply, as well as to adequately plan for flood control in all areas of Monterey County, and particularly in the planning area.

Recommendations:

1. Provide for the safety and welfare of the residents of the planning area in Monterey County by continuing the expansion of flood control efforts on a regional scale.

2. Promote the plan for future expansion of flood control facilities as well as water storage reservoirs to be utilized as water supply and recreation.

I. THE PLANS OF THE FOUR CITIES

The foregoing discussion is combined into broad categories in the Conservation Plan for the planning areas of Gonzales, Soledad, Greenfield, and King City.

This Element of the General Plan is to discuss conservation in the planning area. It must, however, provide for areas to be set aside for additional urban development contiguous to existing development.

As in the Open Space Plan, it is recognized that land will be needed for urban expansion, primarily in residential, commercial and industrial growth; however, steps should be taken

to make sure that this growth is an extension of existing development in order to preserve and conserve the assets of the planning area.

Conservation must be the prime objective in consideration of any new development.

Right-of-ways for public utilities, roads and other methods of transportation are necessary for future development, but approval of the alignment of any of these features should reflect good conservation practices in the area.

Objectives:

To conserve the natural resources, vegetative cover, soils, the wildlife habitat, both dry and wetlands, the agricultural resources and other natural resources in the area.

Recommendations:

1. To define the limit of areas of urban growth in the planning area for each of the four cities.

2. To encourage conservation practices in all future development.

3. In as far as feasible discourage urban development on prime agricultural land and in good wildlife habitat whether wet or dry.

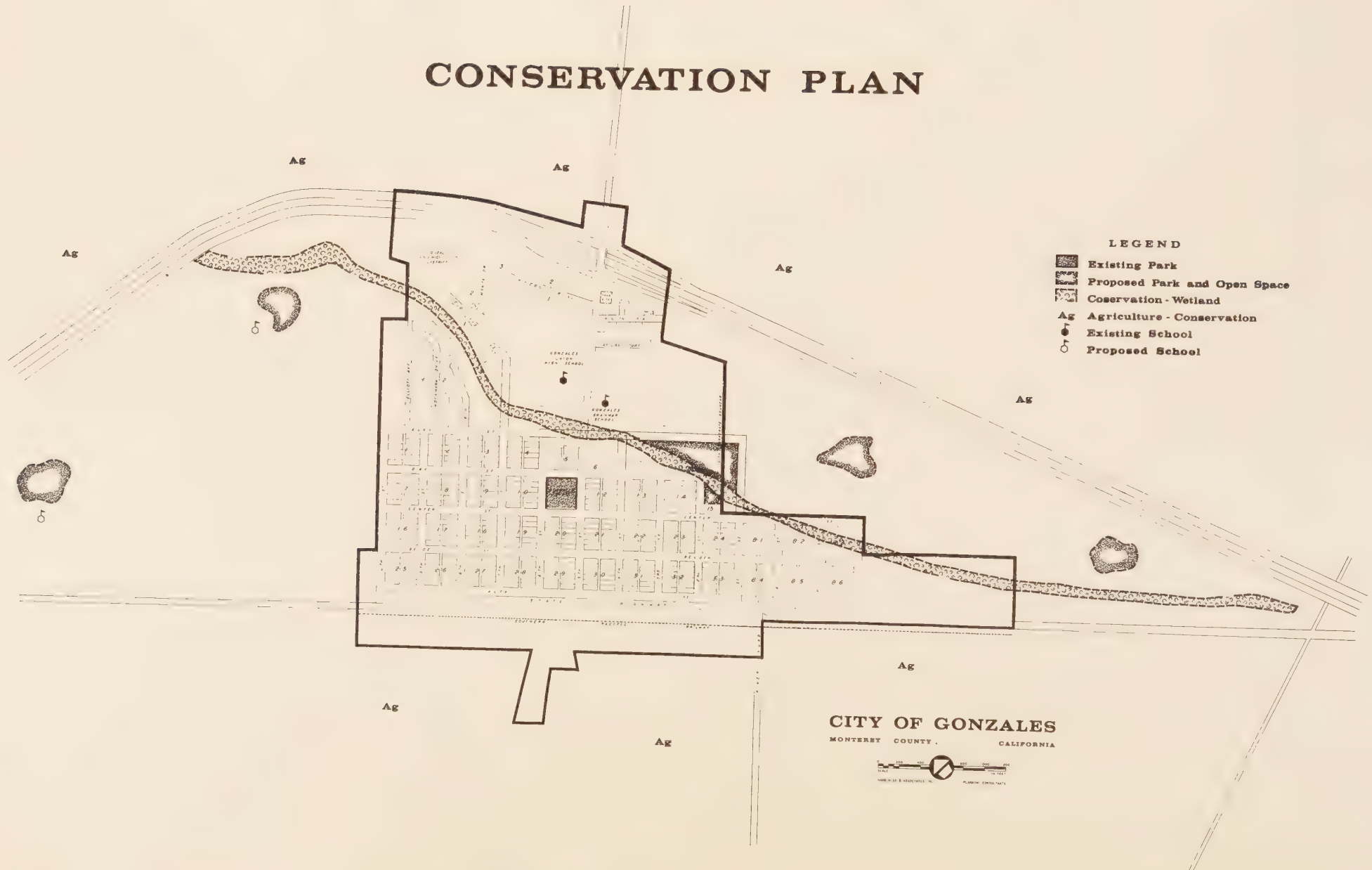
4. To retain the rural atmosphere of the planning area through good conservation practices and maintenance of open space.

5. To cooperate with the county to retain agricultural lands and wildlife habitat and discourage any non-contiguous development of housing, commerce or industry.

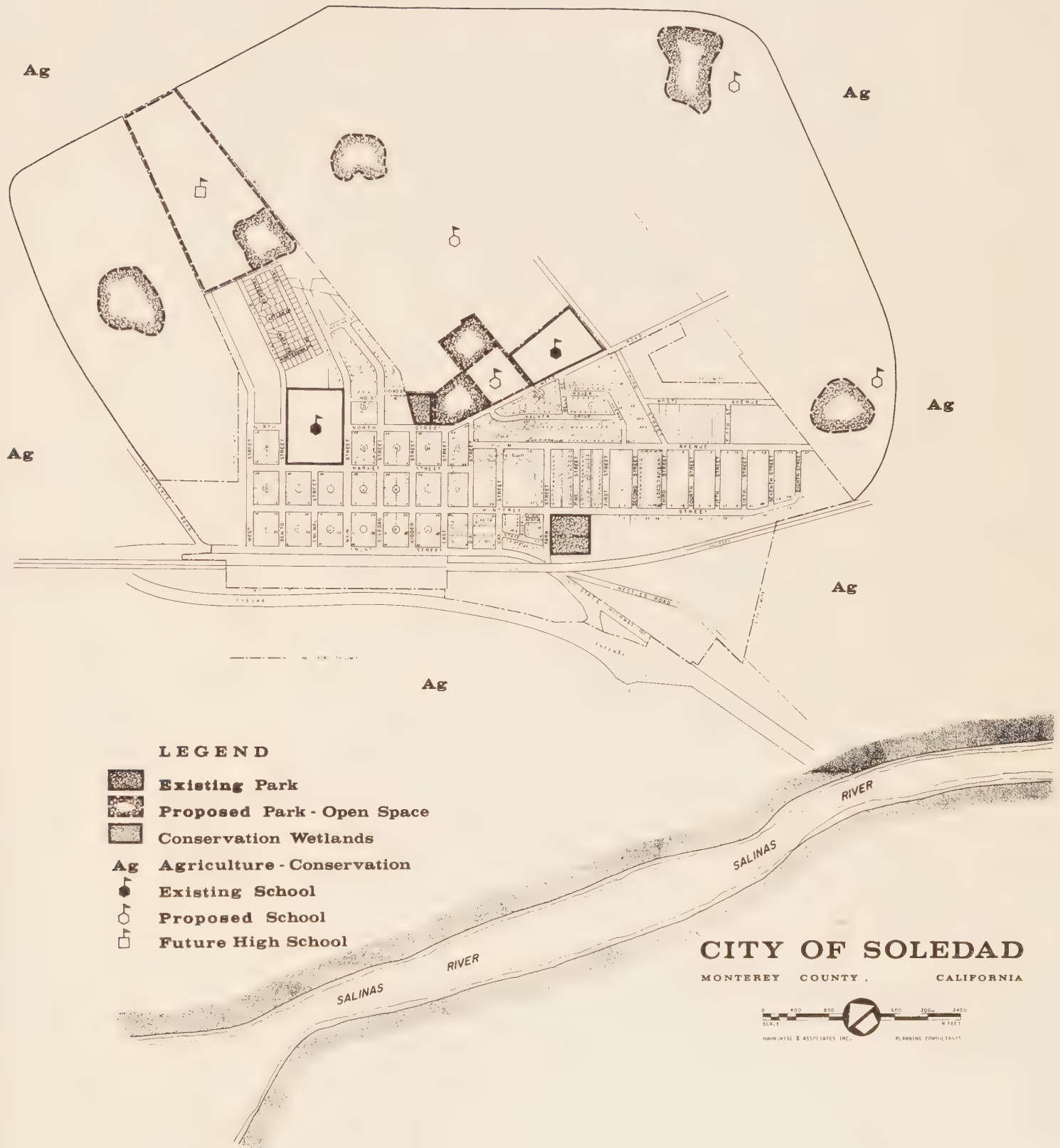
6. To support the definite establishment of the use of primary and secondary flood plain areas within the planning area.

Following are the conservation plans of the individual Cities beginning with the City of Gonzales, Soledad, Greenfield and King City. Each plan is illustrative of matters concerning conservation that are discussed in the text.

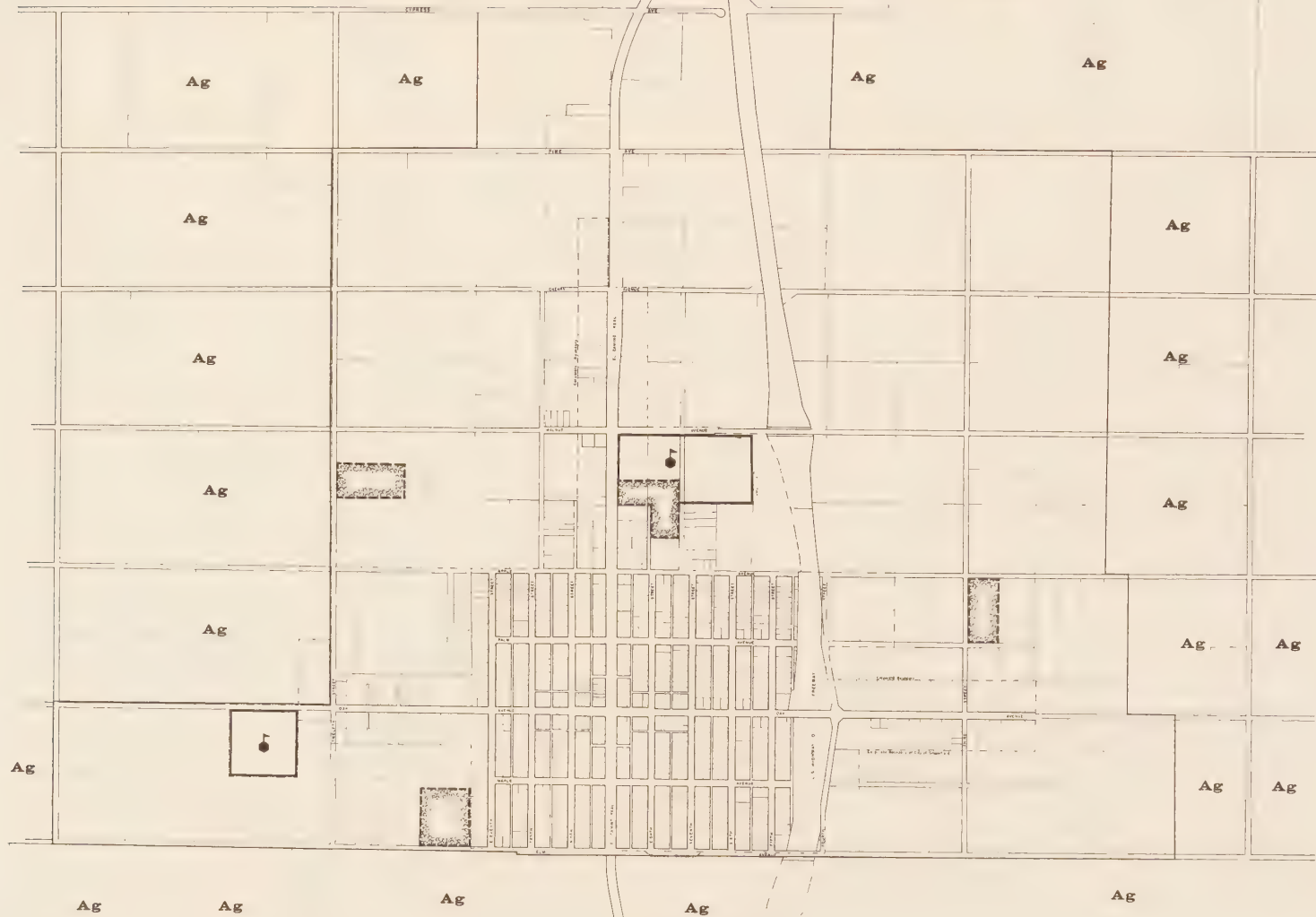
CONSERVATION PLAN






CONSERVATION PLAN



CONSERVATION PLAN



LEGEND

-  Proposed Park - Open Space
-  Agriculture - Conservation
-  Existing School

CITY OF GREENFIELD
MONTEREY COUNTY, CALIFORNIA



CONSERVATION PLAN



- LEGEND**
- Existing Park
 - Future Park
 - Proposed Open Space
 - Greenbelt and Conservation of Wetlands
 - Agriculture - Conservation
 - Existing School
 - Proposed School

CITY OF KING
MONTEREY COUNTY, CALIFORNIA



IV. IMPLEMENTATION OF THE CONSERVATION PLAN

A. Need for Conservation Implementation.

Emphasis has been made in this report of the vital need for conservation of the natural resources of the area, including the water, the vegetation, the soils, the wildlife habitat and the other natural resources. Any plan for conservation would remain just a paper plan unless practical means of implementation are given to show how such a plan would work and prove to be practical.

It was discussed in the Open Space Plan that the property owner now absorbs most of the burden in terms of tax payments for community facilities and amenities. In some cases acquisition of additional land will be required to implement the conservation plans. Methods of obtaining the necessary land must be found. The following statements indicate some of the current, practical methods of effectuating conservation plans and controls which should be carefully evaluated as to their parts in the implementation program. Other methods should also be considered and utilized appropriately.

B. Current Methods of Conservation Implementation and Results.

The following methods have been attempted and have been found quite successful in conservation practices. It is recommended that these be continued and enlarged.

1. Zoning in the Subdivision - General

These two forms of regulatory mechanisms give the County and its Cities the power to promote the public health, safety, morals and general welfare. These two powers are essentially the result of the realization of the importance of the whole community's rights being more valuable than the right of an individual doing what he wishes with his land.

Zoning and sub-division regulations are the primary method of land use controls without the use of land purchases with compensation. These two forms of land regulation are limited to the extent that they may be used.

a. Zoning Regulations

1. Exclusive Agricultural Zoning

The County has engaged in an active and relatively successful effort to protect its highly productive land through an exclusive agricultural zoning program which has been calculated as an implementation to the County's total planning program. It continues to be the County's position that agriculture zoning must continue to play an important part in the protection of agricultural lands. This, backed by the Cities can be an effective tool which cannot be overlooked in accomplishing the desired goals set forth in the Conservation Element.

Results - To Date

There has been 218,731 acres set aside in the exclusive agricultural zoning classification.

2. Special Treatment and Scenic Conservation Zoning

The County also implements conservation throughout the County with special treatment districts, scenic conservation districts and design control districts which help to preserve and protect areas that should be preserved.

b. Protection of Flood Plains

Flood plain zoning is desirable in areas where protection from annual inundation is a basic requirement. Prohibition or more strict regulation of development in these areas is a primary concern to the four cities in the planning area through the use of flood plain regulations.

c. Subdivision Regulations

Subdivision regulations help to guide development on land which is not yet part of the urbanizing pattern. Specific subdivision regulations can effectively guide development into good conservation practices as a condition of approval of such development. The regulations can require conservation practices such as preservation of valuable open space, preservation of prime agriculture land, preservation of outstanding wildlife habitat and control of hazard areas. Therefore, areas of valuable natural resources can be deterred from development by using these type of regulations.

3. Other Methods

Many of the methods of implementation available to the four cities are similar to the suggested methods of implementation set out in the Open Space Plan, such as scenic easements, encouraging private conservation.

practices when approving in development; purchase of surplus public lands, land exchange and of course one of the private conservation groups willing to purchase areas that should be preserved.

Additional methods of implementing conservation plan is through the use of federal funds which are:

1. Land and Water Conservation Fund.
2. Wildlife and Restoration Fund.
3. Other federal funds which are available under minor programs for the maintenance and acquisition of wildlife habitat.

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